

## REAL ESTATE.

## BUSINESS AT THE EXCHANGE.

The market opened after the holiday with firmness, and most of the property offered was at prices above the appraisement. The most important sale made was by A. H. Müller & Son, in partition of the Ward estate. The first premium offered was No. 151 Ward, a two-story and attic frame building, and a two-story brick building at the rear. The lot is 25x30, and the building is held at monthly rentals. It was noticed that this is at the corner of Elm-st., which is to be widened on the opposite side. John Callahan offered the first bid of \$15,000, from which, amid a number of bidders, the price ran away up to \$31,500, at which price John H. Heidern was the buyer.

No. 149 Grand-st., adjoining lot 18x280, is covered by a three-story brick building, and was sold to P. Fournier for \$10,000. No. 147 Grand-st., 17x280, was sold to W. G. Dennermann for \$10,000. A pair of the rear of this building, No. 146 Elm-st., with a two-story and attic brick building on front and a three-story brick building in rear, lot 25x100, brought \$17,000 from Leon Taenbaum. No. 14 Washington place, a four-story and basement brick dwelling-house, was actively contested for. The bidding ran up from \$35,000 to \$50,000; J. H. Robin was the buyer.

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The New-York Times of May 27, 1888.

"The departure in the method of short loans, as described in these columns last week (Article, entitled 'Change in the Method of Obtaining Loans'), commented on the advanced methods of obtaining loans, has been fully explained by the Holland, American and Royal Victoria Companies, the Home Life Insurance Company, the Big Sing, Hudson, Peckskill, Riverhead and other Savings Banks, which now freely accept mortgages for short loans. It is to be noted that this is the corner of Elm-st., which is to be widened on the opposite side. John Callahan offered the first bid of \$15,000, from which, amid a number of bidders, the price ran away up to \$31,500, at which price John H. Heidern was the buyer."

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No. 53, 55 and 59 South Fifth-ave. are two and three-story frame buildings, on lots 25x100 each. The bidding ran up from \$12,000 to \$16,400 per lot; S. Eddy was the buyer.

Much interest was taken in the sale of the Malden Lane and William-st. property, all of which produces high rentals, and provoked great competition. Nos. 51 and 53 Malden Lane are a five-story brownstone building rented at \$107,000, at which price Bertmann offered the buyer. No. 57 Malden Lane is a four-story hotel building. It rents for \$50 per annum; the bidding ran from \$50,000 up to \$55,000. Ottmers Brothers were the buyers. Nos. 59 and 61 Malden Lane are a similar building on lot 50x100. The property sold for \$55,000 to Seabury & Johnson. Nos. 93 and 95 William-st. consist of a four-story and basement brick building, producing an annual rental of \$4,700. The bidding ran up from \$60,000 to \$75,000; Bertmann Ellis was the buyer. No. 51 William-st. is a similar building, on lot 14x27, producing \$1,275 per annum, was sold for \$15,000 to Morris Rieben.

James L. Wells had a most successful sale of property at Washington-ave. and One-hundred-and-sixty-fifth-st. The sale was well attended by local buyers, and a brief competition was kept up, the property realizing throughout prices above the appraisement. Lot No. 1, 25x100, in Washington-ave., adjoining lots of the Methodist Episcopal Church, brought \$3,700 from Carl Müller, the adjoining lot brought \$2,400 from J. J. Flynn, and the two next lots went for \$2,425 to James L. Wells. The corner lot at One-hundred-and-sixty-fifth- and Washington-ave. brought \$3,100, and interior lots \$2,200 and \$2,800 each. Lots in One-hundred-and-sixty-fifth-st. brought \$1,250, and interior lots \$1,000. Lot 50x18, sold for \$4,200. The sale was made for the estate of Henry R. Burnet, and the executors were thoroughly satisfied with the result. Every lot was sold, and realized 25 per cent more than the respective prices.

The same auctioneers sold twenty-five shares of the Arcade road, which he explained was the railroad to be run under Broadway. The stock sold at \$55, there being only one bid.

Athletic business undoubtedly prevails in the real estate market, so far as private sales are concerned, nevertheless occasional transactions indicate that although the demand has slackened it has not entirely ceased. Reuben Skinner has sold four lots on the south side of Seventeenth-st., 325 feet west of Eighth-ave., for immediate improvement; price \$15,000 each; no lease.

No. 34 East Forty-ninth-st., the southeast corner of Madison-ave. and Forty-ninth-st., lot 20x65x75, a handsome dwelling-house, has been sold for \$42,500.

New-York, Thursday, May 31, 1888.  
The following sales were held at the Exchange and Auction Room to-day:

J. H. E. Smyth. I 4-story stable with lot, Nos. 106 and 107 East 12th-st. near Murray-st. \$40,000.

By Richard V. Barnes & Co. I 4-story stable with lot, No. 74 East 123rd-st. a 50 ft w. of 4th-ave., lot 15x100.11; 3 similar buildings with lots, Nos. 75 and 78, adjoining, same, lot 15x100.11; J. H. Barnes & Co. I 4-story stable with lot, No. 50 of Boulevard, 27x75x13.11. \$35,000. J. H. Barnes & Co. I 4-story stable with lot, No. 12 West 72nd-st., a 195 ft w. of 9th-ave., lot 20x102.2; J. H. Phillips \$41,024. Sale of lots at Ridgefield, Park, N. J. was withdrawn.

By J. H. E. Smyth. I 4-story stable with lot, No. 91 William-st., s. w. of Madison-ave., lot 20x100. \$41,000.

IMMENSE AUCTION SALE POSITIVE AND UNRESERVED 932 SUPERB LOTS, Michael Bergen Farm, ADJOINING THE

HUNT ESTATE,  
Eight Ward of Brooklyn,

TOWN OF NEW Utrecht.

at 1 o'clock P. M. on the premises.

STTH AVENUE AND 49TH ST.

TUESDAY, JUNE 5, 1888.

The streets and avenues are graded, planted with trees. The lots, which are ready for

IMMEDIATE IMPROVEMENT.

are situated on 49th, 50th, 51st, 52d, 53d, 54th, 55th, 56th, 57th, 58th, 59th and 60th aves., 7th and 8th ave.

APPROACH BERGEN ESTATE

which is on such high ground and so well drained that within a few hours after a storm all water disappears.

FROM BROOKLYN—By 34 Avenue Railroad to 49th and 50th st.

FROM NEW-YORK—From the Battery by Sea Horse (Free Tickets from the Auctioneer until sale), or by 2nd St. Ferry, every half hour.

Until Sale Free Stages will meet the 38th St. Ferry-boats, which leave New-York at 1, 2, 3, 4 and 5 o'clock in the afternoon.

Brilliant Music by 23rd Regiment Band during day.

Grand Banquet under Colossal Tent during day of sale. Remember the lots will be sold absolutely to the highest bidder. Remember this property adjoins the

4-story building with lot, No. 14 Washington place, a 100 ft. x 200 ft. e. of Grace-st. \$43,500.00. J. H. Robinson.

By J. L. Wells. I 4-story building with lot, No. 121 West 72nd-st., a 195 ft. w. of 9th-ave., lot 20x102.2; J. L. Phillips \$41,024.

For Maps, Free Passes and full particulars apply to JERE JOHNSON, JR., Auctioneer, 263 Fulton-st., New-York, or office on premises, corner of 8th-ave. and 49th-st.

RECORDED REAL ESTATE TRANSFERS—N. Y. CITY.

OFFICES: 60 LIBERTY-ST., NEW-YORK.

332 FULTON-ST., BROOKLYN.

MONDAY, JUNE 4.

AT 12 O'CLOCK, IN REAL ESTATE AND AUCTION ROOM, NO. 55 TO 65 LIBERTY-ST., NEW-YORK.

POSITIVE AND PEREMPTORY SALE

BY ORDER OF FRANKLIN COX, Jr., esq., who is about to remove from the city, of his

SUPERIOR AND ELEGANT MANSION,

22 CHOICE AND DESIRABLE LOTS,

Situated at

BAYSIDE, L. I.

Lawnes Boulevar, 4th-st. and Broadway.

The property contains over 100 acres within twenty miles of New-York. Must be seen to be appreciated. Dwelling very large and commodious. Finished with elegant taste. Superb grounds and fine trees. Many fruit and ornamental trees, shrubbery and roses. The real estate and all the personal property, consisting of superb furniture, etc., can be purchased together on private terms before sale.

For maps and all particulars, apply to JERE JOHNSON, JR., 60 Liberty-st., New-York, or 263 Fulton-st., Brooklyn.

Furnished Houses to Let.

AT SIACONSET—Furnished cottages, \$100 to \$200 for the season; no bath; no malaria or mosquitoes.

UNIVERSITY CITY, 1000ft. above sea level.

LILLESVILLE, L. I.—10 ft. furnished, one of the most attractive places in the neighborhood, with fine lawn and fruit trees. Rent very moderate.

IN. M. DENNERMANN, BROOKLYN.

RIVERDALE, N. J.—To let, two furnished houses, first-class, in every respect; 12 rooms; fine lawn and shade. Inquire of N. MOODY, 50 Liberty-st., New-York, at 2nd and 3rd-st.

SPRINGFIELD, 25x14. lot No. 865; man of Bayard's Farm, same to same address.

THEO. W. STERLING, Learns Cott.

GREAT HUNT ESTATE,

on which nearly 2,000 lots have already been sold and hundreds of buildings erected.

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Furnished Houses to Let.

RULAND & WHITING, 5 Beckman-st.

331 MADISON-AVE., COR. 42D-ST.—The larger portion of steam-heated, furnished corner house for rent, occupying several rooms; to let from May 1. Apply on premises from 3 to 5 p.m.

Business Property For Sale and To Let

ADJOINING Grand Central Depot, on 42d-st., attractive

BUILDINGS, STORES, LOFTS AND OFFICES TO LET, on Beckman and Fulton, 3rd, 4th and 5th floors, and streets in the vicinity. RULAND & WHITING, 5 Beckman-st.

74 WATER-ST., NEA BROOME-ST.—Suburban

theater, 100 ft. long, 40 ft. wide, 20 ft. high, full lot, \$24,000; liberal terms. Or lease, \$2,200; immediate payment. EDWIN ELY, 103 Gold-st.

Real Estate to Exchange.

TWO HOUSES, uptown, adjoining 5th-ave., equity to exchange for small farm or country place.

JOHN O. HOWE, Jr., 111 Broadway.

Dry Goods

\$3.75 ROLL White Mattress, Fancy. Extra.

Special train leaves Central Depot at 1:15 P.M.

TRUCKS, Chair, ANDREW LESTER'S BROS.,

788-791 Broadway.

Country Property Wanted.

WANTED—a factory site in the country, with plenty

of good water and situated close to a railroad.

A place with factory (without machinery) having

water-power and houses for the operatives in

the vicinity. Address with full particulars. R. M. Tribune Office.

Country Property Wanted.

CONTINUING MONDAY, JUNE 4.

And from June 7, 11, 15, 19, 23, 27, 30, 3 P.M. F. A. LOVECHAFF, Secy.

AMERICAN JOCKEY CLUB SPRING MEETING.

SATURDAY, JUNE 2, AT 2:30.

ARVERNE BY-THE-SEA (LONG ISLAND).

THE NEW ARVERNE HOTEL AND COTTAGES (ACCESSIBLE, QUIET, RECENT).

This old-established hotel will open about June 4. The hotel is inquiry for summer, and will receive prompt applications for the summer. Address: ROBERTSON & MORSE, Proprietors.

INDIAN HARBOR HOTEL, GREENWICH, CONN.

DR. J. S. COOPER, Proprietor.

OPEN FROM JUNE 2 TO OCTOBER.

SITUATED ON LONG ISLAND SOUND, 25 miles from Grand Central Depot, 1st floor, 30x120 ft. long, 12x18 ft. wide, 10 minutes' walk to hotel. Rooms, \$25 per day. Address: RICHARD H. STEARNS